

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In Re:)	
)	Bankruptcy Case
EAGLE PROPERTIES AND)	No. 23-10566-KHK
INVESTMENTS LLC)	
)	Chapter 7
Debtor)	

TRUSTEE’S REPORT OF SALE

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 11/14/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 7180 Jonestown Rd, Harrisburg PA (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	11/20/2024
Property Sold:	7180 Jonestown Rd, Harrisburg PA
Purchasers:	Bala Jain
Purchase Price:	\$255,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	\$20,400.00

Dated: 11/27/2024

Respectfully submitted,

/s/ H. Jason Gold
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117
PO Box 57359
Washington DC 20037
Chapter 7 Trustee

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

Universal Settlement Services of PA

ALTA Universal ID:
1423 N Atherton Street
2nd Floor
State College, PA 16803

File No./Escrow No. : PA-24-2273
Print Date & Time: November 14, 2024 4:24 pm
Officer/Escrow Officer :
Settlement Location : 1423 N Atherton Street, 2nd Floor
State College, PA 16803

Property Address: 7180 Jonestown Road
Harrisburg, PA 17112

Borrower: Annn Investment, LLC
Seller: H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments LLC
PO Box 57359
Washington, DC 20037

Lender: The Lending Group Company, ISAOA/ATIMA

Settlement Date: November 15, 2024
Disbursement Date: November 15, 2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
		Lender Credits from The Lending Group Company, ISAOA/ATIMA		415.00
	255,000.00	Sale Price of Property	255,000.00	
		Deposit		5,000.00
		Loan Amount		204,000.00
1,000.00		Seller Credit		1,000.00
		Prorations/Adjustments		
	129.25	City/Town Taxes 11/15/24 - 12/31/24	129.25	
	1,286.07	Assessments 11/15/24 - 06/30/25	1,286.07	
		Loan Charges to The Lending Group Company, ISAOA/ATIMA		
		% of Loan Amount (Points)	4,590.00	
		Processing Fee	905.00	
		Underwriting Fee	675.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to The Lending Group Company, ISAOA/ATIMA (continued)		
		Appraisal Fee \$675.00 paid outside closing by Borrower		
		Credit Report	116.60	
		Electronic Registration MERS Fee	24.95	
		Flood Certification	8.00	
		Tax Service	85.00	
		Prepaid Interest \$48.90 per day from 11/15/24 to 12/01/24 The Lending Group Company, ISAOA/ATIMA	782.47	
		Impounds		
		Homeowner's Insurance to The Lending Group Company, ISAOA/ATIMA 3.000 months at \$132.23/month	396.69	
		Property Taxes to The Lending Group Company, ISAOA/ATIMA 11.000 months at \$83.87/month	922.57	
		School Taxes to The Lending Group Company, ISAOA/ATIMA 6.000 months at \$171.29/month	1,027.74	
		Aggregate Adjustment to The Lending Group Company, ISAOA/ATIMA		1,184.86
		Title Charges and Escrow/Settlement Charges		
		CPL to Universal Settlement Services of PA	125.00	
		TIRBOP Endorsement 100 (Covenants, Conditions and Restrictions) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 300 (Mortgage Survey Exception) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 900 (Environmental Protection Lien - Residential) to Universal Settlement Services of PA	100.00	
150.00		Deed Prep to The Nittany Group		
1,200.00		Final Sewer ESCROW to Universal Escrow		
300.00		Final Water ESCROW to Universal Escrow		
		Owner's Title Insurance to Universal Settlement Services of PA Coverage: 255,000.00 Premium: 1,908.50	1,908.50	
100.00		Search Fee to Universal Settlement Services of PA		
125.00		Tax Cert Fee to Universal Settlement Services of PA		
75.00		Wire Fees to Universal Settlement Services of PA		
		Commissions		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Commissions (continued)		
7,650.00		Commission - Listing Agent to Century 21 New millennium		
6,375.00		Commission - Selling Agent to Prime Realty Services		
		Government Recording and Transfer Charges		
		Recording Fees to Dauphin County Recorder of Deeds	350.00	
2,550.00		Transfer Tax to Dauphin County Recorder of Deeds	2,550.00	
100.00		UCC Satisfaction Fee to Dauphin County Recorder of Deeds		
		Miscellaneous		
		Homeowner's Insurance Premium to Allstate 12 months	1,586.79	
1,129.73		2024 county/twp taxes to West Hanover Township Tax Collector		
2,307.15		2024-2025 school taxes to West Hanover Township Tax Collector		
7,650.00		326(a) Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
		Attorney Title Exam Fee to RL Title and Escrow Inc.	150.00	
12,750.00		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
3,652.58		delinquent taxes to Dauphin County Tax Claim		
500.00		Expense Reimbursement to RealMarkets		
150.00		Settlement and Closing Fee to RL Title and Escrow Inc.	895.00	
208,650.86		SHORT SALE PROCEEDS to TRINITY UNIVERSAL INSURANCE COMPANY		
Seller			Borrower	
Debit	Credit		Debit	Credit
256,415.32	256,415.32	Subtotals	273,814.63	211,599.86
		Due from Borrower		62,214.77
256,415.32	256,415.32	Totals	273,814.63	273,814.63